

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Derrick Talerico (SBN 223763) Paige T. Rolfe (SBN 331096) WEINTRAUB ZOLKIN TALERICO &amp; SELTH LLP 11766 Wilshire Blvd., Suite 730 Los Angeles, CA 90025 Telephone: 424-500-8552 Email: dtalerico@wztslaw.com prolfe@wztslaw.com</p> <p><input type="checkbox"/> Individual appearing without an attorney <input checked="" type="checkbox"/> Attorney for: Corporate Debtors</p>	<p>FOR COURT USE ONLY</p>
<p style="text-align: center;"><b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION</b></p>	
<p>In re:</p> <p>SEATON INVESTMENTS, LLC,</p> <p style="text-align: right;">Debtor.</p> <hr/> <p><input type="checkbox"/> Affects all Debtors. <input type="checkbox"/> Affects Seaton Investments, LLC (<i>Dismissed</i>) <input type="checkbox"/> Affects Colyton Investments, LLC (<i>Dismissed</i>) <input checked="" type="checkbox"/> Affects Broadway Avenue Investments, LLC <input checked="" type="checkbox"/> Affects SLA Investments, LLC <input checked="" type="checkbox"/> Affects Negev Investments, LLC <input checked="" type="checkbox"/> Affects Susan Halevy <input checked="" type="checkbox"/> Affects Daniel Halevy <input checked="" type="checkbox"/> Affects Alan Gomperts</p> <p style="text-align: right;">Debtor(s)</p>	<p>CASE NO.: 2:24-bk-12079-VZ</p> <p>Jointly Administered with Case Nos. 2:24-bk-12080-VZ; 2:24-bk-12081-VZ; 2:24-bk-12082-VZ; 2:24-bk-12091-VZ; 2:24-bk-12076-VZ; 2:24-bk-12075-VZ 2:24-bk-12074-VZ</p> <p>CHAPTER: 11</p> <p><b><u>NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE RE: (title of motion<sup>1</sup>): STIPULATION TO RESCHEDULE HEARING ON MOTION TO APPROVE SETTLEMENT AGREEMENT WITH ARCHWAY BROADWAY LOAN SPE, LLC UNDER RULE 9019 OF THE FEDERAL RULES OF BANKRUPTCY PROCEDURE</u></b></p>

PLEASE TAKE NOTE that the order titled Order Granting Stipulation to Reschedule Hearing on Motion to Approve Settlement Agreement with Archway Broadway Loan SPE, LLC Under Rule 9019 of the Federal Rules of Bankruptcy Procedure was lodged on (date) August 13, 2025 and is attached. This order relates to the motion which is docket number 545.

<sup>1</sup> Please abbreviate if title cannot fit into text field.

Derrick Talerico (State Bar No. 223763)  
dtalerico@wztslaw.com  
Paige T. Rolfe (State Bar No. 331096)  
prolfe@wztslaw.com  
WEINTRAUB ZOLKIN  
TALERICO & SELTH LLP  
11766 Wilshire Boulevard, Suite 730  
Los Angeles, CA 90025  
Telephone: (424) 500-8552

Counsel to Debtors Broadway Avenue  
Investments, LLC, SLA Investments, LLC,  
and Negev Investments, LLC

**UNITED STATES BANKRUPTCY COURT**  
**CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

In re:

SEATON INVESTMENTS, LLC, *et al.*,

Debtors and Debtors in  
Possession.

Lead Case No. 2:24-bk-12079-VZ

Jointly Administered with Case Nos.:  
2:24-bk-12080-VZ; 2:24-bk-12081-VZ;  
2:24-bk-12082-VZ; 2:24-bk-12091-VZ;  
2:24-bk-12074-VZ; 2:24-bk-12075-VZ  
and 2:24-bk-12076-VZ

Chapter 11

**ORDER GRANTING STIPULATION  
TO RESCHEDULE HEARING ON  
MOTION TO APPROVE  
SETTLEMENT AGREEMENT WITH  
ARCHWAY BROADWAY LOAN  
SPE, LLC UNDER RULE 9019 OF  
THE FEDERAL RULES OF  
BANKRUPTCY PROCEDURE**

Current Hearing:

Date: August 19, 2025

Time: 11:00 a.m.

Continued Hearing:

Date: September 23, 2025

Time: 11:00 a.m.

Courtroom: 1368

255 E. Temple Street  
Los Angeles, CA 90012

- ☐ Affects All Debtors.
- ☐ Affects Seaton Investments, LLC (*Dismissed*)
- ☐ Affects Colyton Investments, LLC (*Dismissed*)
- ☒ Affects Broadway Avenue Investments, LLC
- ☒ Affects SLA Investments, LLC
- ☒ Affects Negev Investments, LLC
- ☒ Affects Alan Gomperts
- ☒ Affects Daniel Halevy
- ☒ Affects Susan Halevy

On August 13, 2025, Broadway Avenue Investments, LLC (“Broadway”), SLA Investments, LLC (“SLA”), Negev Investments, LLC (“Negev,” together with Broadway and SLA, the “Corporate Debtors”), Susan Halevy (“Susan” or “Susan Halevy”), Daniel Halevy (“Daniel” or “Daniel Halevy”), and Alan Gomperts (“Alan” or “Alan Gomperts,” together with Susan and Daniel, the “Individual Debtors,” and the Individual Debtors, collectively with the Corporate Debtors, the “Debtors”), and Archway Broadway Loan SPE, LLC (“Archway,” together with the Debtors, the “Parties”), by and through their attorneys of record, filed a *Stipulation to Reschedule Hearing on Motion to Approve Settlement Agreement with Archway Broadway Loan SPE, LLC Under Rule 9019 of the Federal Rules of Bankruptcy Procedure* (the “Stipulation”) [Dkt. ###]; the Court, having reviewed the Stipulation and good cause appearing therefore,

**IT IS HEREBY ORDERED:**

1. The Stipulation is granted.
2. The hearing currently set for August 19, 2025 at 11:00 a.m. to consider the Motion to Approve the Settlement Agreement with Archway is continued to September 23, 2025 at 11:00 a.m.
3. The continuance is without prejudice to further continuance requests.

###

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

11766 Wilshire Blvd, Suite 730, Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled: **NOTICE OF LODGMENT OF ORDER IN BANKRUPTCY CASE** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* August 13, 2025, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See attached NEF service list

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:** On *(date)* \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Pursuant to General Order 23-01, LBR 5005-2(d) continues to be temporarily suspended except for documents over 25 pages, including exhibits.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

August 13, 2025  
Date

Martha E. Araki  
Printed Name

/s/ Martha E. Araki  
Signature

Seaton Investments, LLC, et al. – Jointly Administered – Lead Case: 2:24-bk-12079-VZ

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- Attorneys for Corporate Debtors Seaton Investment, LLC, Colyton Investments, LLC, Broadway Avenue Investments, LLC, Negev Investments, LLC, SLA Investments, LCC.: **Derrick Talerico:** dtalerico@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com; admin@wztslaw.com
- Attorneys for Individual Debtors Alan Gomperts, Daniel Halevy, Susan Haley: **Zev Shechtman, Carol Chow, Turner Falk, Ryan Coy:** zev.shechtman@saul.com; zshechtman@ecf.inforuptcy.com; carol.chow@saul.com; easter.santamaria@saul.com; turner.falk@saul.com; ryan.coy@saul.com
- Attorneys for Creditor First Foundation Bank: **Scott R Albrecht:** scott.albrecht@sgsattorneys.com; jackie.nguyen@sgsattorneys.com
- Attorneys for Creditor Korth Direct Mortgage, Inc.: **Tanya Behnam, Garrick Vanderfin:** tbehnam@polsinelli.com; tanyabehnam@gmail.com; ccripe@polsinelli.com; ladocketing@polsinelli.com; gvanderfin@polsinelli.com, jnava@polsinelli.com; zyoung@polsinelli.com; mschuster@polsinelli.com;
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Jacquelyn H Choi:** jacquelyn.choi@rimonlaw.com; docketingsupport@rimonlaw.com
- Attorneys for Creditor United States of America on behalf of the Internal Revenue Service: **Robert F Conte:** robert.conte@usdoj.gov; caseview.ecf@usdoj.gov; usacac.tax@usdoj.gov
- Courtesy NEF/Interested Party: **Christopher Cramer:** secured@becket-lee.com
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Christopher Crowell:** ccrowell@hrhlaw.com
- Attorneys for Creditors Archway Real Estate Income Fund I SPE I, LLC, Archway Broadway Loan SPE, LLC, fka Archway Real Estate Income Fund I REIT, LLC, Archway Real Estate Income Fund, and Plaintiff Archway Broadway Loan SPE, LLC: **Michael G. Fletcher, Bruce D. Poltrock, Paige Selina Poupart, Gerrick Warrington:** mfletcher@frandzel.com; ppoupart@franddzdel.com; gwarrington@frandzel.com; bpoltrock@frandzel.com; sking@frandzel.com; achase@frandzel.com
- Attorneys for Creditor Wells Fargo National Bank West: **Todd S Garan:** ch11ecf@aldridgepite.com; TSG@ecf.inforuptcy.com; tgaran@aldridgepite.com
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Richard Girgado:** rgirgado@counsel.lacounty.gov
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Jacqueline L James:** jjames@hrhlaw.com
- Courtesy NEF/Interested Party Avi Muhtar: **Avi Edward Muhtar:** amuhtar@eaccidents.com
- Attorneys for Creditor UrbanLime Real Estate: **Lovee D Sarenas:** lovee.sarenas@dinsmore.com; wendy.yones@dinsmore.com
- Attorneys for Creditor AIRE Ancient Baths Los Angeles, LLC: **David B Shemano:** dshemano@shemanolaw.com
- Attorneys for Creditor Wells Fargo Bank, N.A.: **Jennifer C Wong:** bknotice@mccartyholthus.com; jwong@ecf.courtdrive.com
- US Trustee's Office: ustregion16.la.ecf@usdoj.gov; **Kelly L. Morrison:** Kelly.l.morrison@usdoj.gov